

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1. (303.1) to permit a front yard set back of 15 feet instead of the required average of 40 feet (max.) and a side yard set back of 6 feet instead of the required 10 feet and a rear yard set back of 6 feet instead of the required 30 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

Lot in old subdivision is large enough (10,456 sq. ft.) to meet present zoning area requirements, irregular west property line will not allow present front and rear yard set backs and present north, side yard set back

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Address for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: _____
Address: _____
City and State: _____
Phone No: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1981, at 9:45 o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE corner of Hyde Park Rd. : OF BALTIMORE COUNTY
and Maple Ave., 15th District

STEWART P. JUNG, SR., et ux, : Case No. 82-59-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify

of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter M. Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
494-2183

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Stewart P. Jung, Sr., 2613 Matthews Drive, Baltimore, Maryland 21234, Petitioners.

John W. Hession, III

IN THE MATTER OF THE : BEFORE THE COUNTY BOARD
APPLICATION OF : OF APPEALS OF
STEWART P. JUNG, SR., et. ux. : OF BALTIMORE COUNTY
FOR VARIANCES : BALTIMORE COUNTY
on property located on : NO. 82-59-A
the Northeast corner of : 82M 162
Hyde Park Road and Maple Avenue. : 14
Fifteenth District : 167

ORDER FOR APPEAL BY APPLICANTS, STEWART P. JUNG, SR., et. ux.

MR. CLERK:

Please enter an Appeal on behalf of STEWART P. JUNG, SR., et. ux., Applicants from the Order of the County Board of Appeals of Baltimore County, passed in the above case on May 26, 1982.

THOMAS G. BODIE
POWER AND MOSNER
21 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
823-1250

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY, That on this 9th day of June, 1982, a copy of the foregoing Order for Appeal was served on the County Board of Appeals of Baltimore County, Keith S. Franz, Acting Chairman, prior to filing said Order for Appeal in compliance with Rule B2 of the Maryland Rules of Procedure.

THOMAS G. BODIE

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250

IN THE MATTER OF THE : BEFORE THE COUNTY BOARD
APPLICATION OF : OF APPEALS OF
STEWART P. JUNG, SR., et. ux., : OF BALTIMORE COUNTY
FOR VARIANCES : BALTIMORE COUNTY
on property located on the : NO. 82-59-A
Northeast corner of Hyde :
Park Road and Maple Avenue. :
Fifteenth District :

PETITION FOR APPEAL

The Petition of STEWART P. JUNG, SR., et. ux., Applicants, by their attorneys, Thomas G. Bodie and Power and Mosner, and filed pursuant to Rules B1 through B12 of the Maryland Rules of Procedure, respectfully shows as follows:

1. The action from which the Applicants entered their Appeal in this case is the Opinion and Order of the County Board of Appeals of Baltimore County (hereinafter referred to as "the Board") dated May 26, 1982, which denied zoning variances requested by the Applicants. The Board found that the Applicants had not shown "sufficient practical difficulty or unreasonable hardship" in order for it to grant the requested zoning variances. The Board further stated that it was "not persuaded that permitted variances in this case would be without injury to the public health, safety or general welfare of the community."

2. That the error committed by the Board in making its decision is that said decision is unsupported and against competent material and substantial evidence in view of the entire record as submitted, is erroneous in its application of the law to the facts, and is otherwise arbitrary and capricious.

WHEREFORE, the Applicants have instituted this Appeal so that the Court may review the decision of the Board, and that it may be determined that the Board has not justly considered all of the facts of the case, has misconstrued the law and facts applicable to the case, and the Applicants petition this Court

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POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250

-2-

to the much less than gracious remarks of the People's Zoning Counsel, which were made a part of the record of the hearing before the Board.)

The protestants in this case protested primarily concerning the traffic problems existent at the subject property. Of course, the Board recognizes that the protestants were advised prior to the trial as to any sufficient factual basis which would permit the Board to deny an application for a variance, such as the problems caused by motor vehicular traffic. (See Gow v. Atlantic Richfield Co., 27 Md. App. 410, 341 A.2d 823 (1975).) Unfortunately for the protestants, there is no possible way that the Board can accept the testimony concerning the dangerous traffic condition at the subject property, in view of the same protestants testifying that, at the same location, there exists a playground for small children; furthermore, the protestants testified that they have petitioned the government of Baltimore County to provide them with playground equipment which will be placed across the street from the subject property.

Your petitioners can appreciate the fact that most of the protestants live on large lots in the neighborhood. When the development was laid out, the lots were required to be of sufficient size to accommodate a well system and a septic system. Today, the subject property is served by public sewer and water. The applicable Code and planning and zoning regulations of Baltimore County have stated, in no uncertain terms, that it is for the overwhelming benefit of Baltimore County that undeveloped lots which are served by existing public sewer and water should be developed, rather than moving out to the far reaches of suburbia where no public sewer and water exist.

Any requested variance in some way affects the neighboring properties --- for the neighboring properties are still bound by the existing requirements. Neighboring property owners, human nature being what it is, will resist the granting of a variance. But, such resistance is not the test to be applied by the Board. If such were the test, variances might as well be

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250

-3-

stricken from the regulations.

In sum, the granting of this variance would not substantially injure the public health, safety and general welfare of the neighborhood, and it is in strict harmony with the spirit and intent of the Baltimore County zoning regulations. Not granting the variance would result in a practical difficulty and unreasonable hardship to your petitioners in developing the subject property, which is otherwise in strict compliance with the zoning regulations. The Board is aware that there have been no adverse comments by any official of Baltimore County concerning this requested variance.

Respectfully submitted,

THOMAS G. BODIE
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250
Attorneys for petitioners

I HEREBY CERTIFY that on this 26th day of May, 1982, a copy of the foregoing MEMORANDUM IN SUPPORT OF PETITION FOR ZONING VARIANCE was mailed to the People's Zoning Council, Peter Zimmerman, Esquire, 507 Alex Brown Building, 102 West Pennsylvania Avenue, Towson, Maryland 21204.

THOMAS G. BODIE

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250

PETITION FOR ZONING VARIANCE : BEFORE THE
Northeast corner, Hyde Park : BALTIMORE COUNTY
and Maple Avenue : BOARD OF APPEALS
Fifteenth District :
STEWART P. JUNG, SR., and : 82-59-A
HELENE M. JUNG, his wife,

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING VARIANCE

"The standard for granting a variance *** is whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." Milken v. Colony, 270 Md. 208, 310 A.2d 783 (1973). (Emphasis supplied.)

The Board of Appeals is bound by the case law of the State of Maryland in interpreting the zoning regulations of Baltimore County and in granting this petition for Zoning Variance. The People's Zoning Council (who obviously was representing the interests of the protestants and not necessarily the interests of the general population of Baltimore County) would have this Court treat the petitioners as mere robber barons with less rights than property owners who have acquired their property at other than a County-sponsored tax sale. The Legislature and the courts of this State have held that it is in the public interest for property to be purchased at tax sale, and therefore, placed upon the tax rolls of this State and the local government. The People's Zoning Council, Article 51, Section 3 of the Charter of Baltimore County, which states that no less status shall be given to property owners who appear before the zoning board than to those who do not, and that your petitioners believe that they are entitled to their full rights before the zoning board, and that it is necessary to respond

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250

to reverse or modify the opinion and order of the Board of Appeals of Baltimore County, dated May 26, 1982, which denied zoning variances requested by the Applicants.

THOMAS G. BODIE
21 W. SUSQUEHANNA AVE.
TOWSON, MARYLAND 21204
823-1250

CERTIFICATION OF MAILING

I HEREBY CERTIFY, That on this _____ day of _____, 1982, a copy of the Petition for Appeal was mailed to Keith S. Franz, Acting Chairman of the County Board of Appeals of Baltimore County, Court House, Second Floor, Towson, Maryland, 21204.

RECEIVED
JUN 3 3 30 PM '82
COUNTY CLERK

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-828-1250



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 2, 1981

Mr. and Mrs. Stewart P. Jung, Sr.
2613 Matthews Drive
Baltimore, Maryland 21234

RE: Petition for Variance
NE/cor. Hyde Park Rd. & Maple Ave.
Case #82-59-A

Dear Mr. and Mrs. Jung:

This is to advise you that \$47.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101602

DATE 9/10/81 ACCOUNT 01-662

AMOUNT \$47.63

RECEIVED FROM: Stewart P. Jung, Sr.
FOR: Posting & Advertising of Case #82-59-A

74 4 000 10 4763

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9/22/81
Posted for: Petition for Variance
Petitioner: Stewart P. Jung, Sr. et al
Location of property: NE/cor. Hyde Park Rd. & Maple Ave.
Location of Signs: facing intersection of Hyde Park & Maple Ave.
Remarks: 1 sign
Posted by: Alan Coleman Date of return: 9/30/81

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 12/2/81
Posted for: Board of Appeals
Petitioner: Stewart P. Jung, Sr. et al
Location of property: NE/cor. Hyde Park Rd. & Maple Ave.
Location of Signs: facing intersection of Hyde Park & Maple Ave.
Remarks: 1 sign
Posted by: Alan Coleman Date of return: 12/2/81

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WJH</i>	Revised Plans:					Change in outline or description Yes				
Previous case:	Map #					No				

A Mrs. Stewart P. Jung, Sr.
2613 Matthews Drive
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of July, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner

Petitioner's Attorney Stewart P. Jung, Sr. et al

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23 day of June, 1981.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

(2)

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Stewart P. Jung, Sr. et al
Petitioner's Attorney Submitted by *WJH*
Reviewed by *WJH*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petition For Variance

ZONING: Petition for Variance

LOCATION: Northeast corner of Hyde Park Rd. & Maple Ave.

DATE & TIME: Thursday, September 10, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a front yard setback of 15 feet instead of the required average of 40 feet (max.) and a side yard setback of 5 feet instead of the required 10 feet, and a rear yard setback of 5 feet instead of the required 30 feet.

The Zoning Regulation to be accepted as follows: Section 15B.02.0C.1 (308.1) Minimum required average front yard setback, and side and rear yard setbacks in U.R.A.S. Zone.

All that parcel of land in the Fifteenth District of Baltimore County located on the northeast corner of Hyde Park Road and Maple Avenue, being and known as Lot No. 55A, shown on the plat of Goodwood Farms (revised Plat 2) as recorded among the land records of Baltimore County in Liber 8, folio 46.

Being the property of Stewart P. Jung, Sr., et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 10, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF William E. Hammond Zoning Commissioner Of Baltimore County

The Times

Middle River, Md., Aug 20 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 20th day of

August, 1981

Robert W. Williams
Publisher.

#23.38

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance

LOCATION: Northeast corner of Hyde Park Rd. & Maple Ave.

DATE & TIME: Thursday, September 10, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a front yard setback of 15 feet instead of the required average of 40 feet (max.) and a side yard setback of 5 feet instead of the required 10 feet, and a rear yard setback of 5 feet instead of the required 30 feet.

The Zoning Regulation to be accepted as follows: Section 15B.02.0C.1 (308.1) Minimum required average front yard setback, and side and rear yard setbacks in D.R.A.S. Zone.

All that parcel of land in the Fifteenth District of Baltimore County located on the northeast corner of Hyde Park Road and Maple Avenue, being and known as Lot No. 55A, shown on the plat of Goodwood Farms (revised Plat 2) as recorded among the land records of Baltimore County in Liber 8, folio 46.

Being the property of Stewart P. Jung, Sr., et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 10, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND, Zoning Commissioner Of Baltimore County

Aug. 20

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 955-42, 955-43, one time, before the 10th day of September, 1981, the first publication appearing on the 20th day of August, 1981.

THE JEFFERSONIAN,

S. Frank Shuster
Manager.

Cost of Advertisement, \$ 19.25

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102648

DATE 11/24/81 ACCOUNT 01-662

AMOUNT \$35.00

RECEIVED FROM: Stewart P. Jung

FOR: Appeal fee for Case #82-59-A

400 24 350

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102656

DATE 11/30/81 ACCOUNT 01-662

AMOUNT \$5.00

RECEIVED FROM: Stewart P. Jung

FOR: Appeal fee for Case #82-59-A

501 26 5 00

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85106

DATE June 17, 1982 ACCOUNT 01-712

AMOUNT \$18.00

RECEIVED FROM: Thomas G. Wodle, Esq., 21 W. Susquehanna Ave. (21204)

FOR: Case No. 82-59-A; Stewart P. Jung, Sr., et al, Northeast corner of Hyde Pk. Rd. & Maple Ave. 15th District

B 8053*****1600** 8172F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100440

DATE 8/11/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Stewart P. Jung, Sr.

FOR: Filing Fee for Case #82-59-A

1001 74 25 00

VALIDATION OR SIGNATURE OF CASHIER

Stewart P. Jung, Sr., et ux
Case No. 62-59-A

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to Thomas G. Bodie, Esq., 21 W. Susquehanna Ave., Towson, Md. 21204, Counsel for the Petitioners; Mr. and Mrs. Stewart P. Jung, Sr., 2613 Matthews Drive, Baltimore, Md. 21234, Petitioners; Ms. Angela C. Williams, 811 Hyde Park Rd., Baltimore, Md. 21221, Protestant; Rev. Willie Chambers, 1325 Maple Ave., Baltimore, Md. 21221, Protestant; Mr. Vernon Lynch, 1317 Goodwood Ave., Baltimore, Md. 21221, Protestant; Ms. Caroline Davis, 1401 Maple Ave., Baltimore, Md. 21221, Protestant; and John W. Hession, III, Esq., Court House, Towson, Md. 21204, People's Counsel for Baltimore County, on this 10th day of June, 1982.

June Holmen
June Holmen
County Board of Appeals of Baltimore County

STEWART P. JUNG, SR.
and
HELENE M. JUNG, his wife,
Appellants
vs.
THE COUNTY BOARD OF APPEALS,
Appellee
* * * * *

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
14/167/82-M-162
COPY

CORRECTION OF RECORD

STEWART P. JUNG, SR., and HELENE M. JUNG, appellants, by their attorney, hereby correct the record that was filed in these proceedings as follows:

1. The transcript of testimony set forth the following answer of Stewart P. Jung, Sr., one of the appellants, to a question asked by his attorney on direct examination, at page 11, line 13-14:

"A. Well most of the variances they have, much of their homes have been installed, which is a very compact little home that can be developed very quickly on the foundation."

2. The court reporter did not accurately set forth the answer given by Mr. Jung.

3. The correct answer to the question should read: "With the variances we have requested, a modular home could be installed, which is a very compact little home that can be developed very quickly on the foundation."

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the contents of the foregoing CORRECTION OF RECORD are true and correct.

Stewart P. Jung, Sr.
Stewart P. Jung, Sr., Appellant

POWER AND MOSNER

Thomas G. Bodie
Thomas G. Bodie
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

I HEREBY CERTIFY that on this 4th day of August, 1982, a copy of the foregoing CORRECTION OF RECORD was mailed to the County Board of Appeals, Court House, Towson, Maryland 21204; and to the People's Zoning Counsel, Court House, Towson, Maryland 21204.

Thomas G. Bodie
Thomas G. Bodie

RECEIVED
BALTIMORE COUNTY
AUG 4 2 43 PM '82
CLERK'S OFFICE

STEWART P. JUNG, SR.
and
HELENE M. JUNG, his wife,
Appellants
vs.
THE COUNTY BOARD OF APPEALS,
Appellee
* * * * *

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
14/167/82-M-162
COPY

MEMORANDUM OF APPELLANTS

Facts

The appellants, Stewart P. Jung, Sr., and Helene M. Jung, his wife, are the owners of an irregularly-shaped lot, located on the northeast corner of Hyde Park Road and Maple Avenue in the Goodwood Farms community located in the fifteenth election district of Baltimore County. This property, known as lot 55A, was purchased by the appellants at a tax sale held by Baltimore County, Maryland, on May 23, 1977. (T.5) The appellants filed the appropriate legal proceedings to foreclose the rights of redemption of the property, and in May, 1979, the property was deeded to the appellants by the acting director of finance for Baltimore County.

The subject property is zoned residential and currently assessed at \$6,500.00 for Baltimore County real estate taxes. (T.7) The lot is 230 feet deep, with its rear boundary being 66.64 feet and the front boundary being 25 feet. The area of the lot is 10,465 square feet. (T.9) and the lot is served by public water, public sewer, electricity and telephone. (T.7) In fact, the public sewer was installed in 1969 under the Federal Clean Water Act; the system requires pumping stations (rather than gravity) and was quite expensive. (T.8)

The Goodwood Farms development was laid out in the year 1929, and the lots generally were 100 feet by 200 feet. (T. 7-9) This size lot was required in order to serve both a private septic system and a private well system on each lot, as public water and sewer were unavailable. (T. 8-9)

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

Maple Avenue dead ends as it proceeds at a westerly direction; to the east, Maple Avenue circles around within the Goodwood Farms community. Hyde Park Road extends to the development known as Hyde Park which is adjacent to Goodwood Farms. However, Hyde Park Road does dead end in the Hyde Park community, beyond which is the Back River. (T. 9-10)

The appellants sought variances from the set-back requirements, including a front yard set-back of 15 feet (40 feet required); a side yard set-back of 6 feet (ten feet required) and a rear yard set-back of 6 feet (30 feet required). Appellants stated that a modular home 28 feet by 50 feet could have been built on the subject property. (T. 11-12) There were similar homes constructed in the Goodwood Farms community, with some of the modular homes being as small as 24 feet by 40 feet. (T. 12-13; Exhibit 3)

The appellant testified before the County Board of Appeals (hereinafter "Board") that he had been purchasing properties in the Baltimore County area at tax sales for approximately ten or twelve years. (T.5) Mr. Jung has been employed by the C&P Telephone Company of Maryland as an engineer for the past 41 years; he considered his purchase of approximately 15 - 17 properties at tax sales to be a hobby, from which, in most instances, he did derive some financial gain. (T. 5 & 22)

The Board found: "Testimony presented to the Board by the Petitioner did not indicate sufficient practical difficulty or unreasonable hardship. The Board is not persuaded that permitted variances in this case would be without injury to the public health, safety or general welfare of the community." The variances were denied, and this appeal was taken.

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

Issues

I. Whether the evidence before the Board clearly established that strict compliance with the set-back regulations would have resulted in "practical difficulty or unreasonable hardship," so that the issue was not "fairly debatable."

II. Whether the evidence before the Board clearly established that the granting of the set-back variances in this case would not have substantially injured the public health, safety or general welfare, so that the issue was not "fairly debatable."

Argument

I. The evidence before the Board clearly established that strict compliance with the set-back requirements of the zoning regulations would result in "practical difficulty or unreasonable hardship" to the appellants.

The Court of Appeals of Maryland, in *McLean v. Soley*, 270 Md. 208, 210 A.2d 783 (1973), quoted from Rathkopf, *The Law of Zoning and Planning* (3d Ed. 1972) concerning the criteria for determining whether a petitioner (such as the appellants) has established "practical difficulty" in strictly complying with the zoning set-back regulations. Those criteria are:

"1) Whether compliance with the strict letter of the restrictions governing *** set-backs *** would unreasonably prevent the owner from using the property for a permitted purpose ***.

"2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser

relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

"3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured."

In regard to the first criterion, there is no question that the appellants cannot use the lot for construction of a residence without the granting of a variance from the set-back requirements. The Board, in its written opinion, apparently bases its denial of the variances partly on the fact that the appellants purchased the subject property at a tax sale knowing that variances would be required to make the lot buildable. However, a review of the transcript of the hearing below indicates that Mr. Jung was not aware that a variance would be needed on this property in order to build. On cross-examination by Assistant People's Zoning Counsel, the following testimony was elicited, beginning at page 19, line 18:

"Q. Mr. Jung, when did you purchase this particular property?

"A. 1979.

"Q. And at that time you had the concept of building a modular home and seeking variances in that connection, is that correct?

"A. Well, we don't buy the property on that basis. We buy them whether they are possible buildable properties with utilities being in the area. This is what I usually look at because I didn't research the property.

"I am in the process now of going to a tax sale Monday to buy more property.

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

"Q. You knew you would need variances to build.
"A. That was no problem where we had already applied for two other variances. I sold to people on --
"Q. You knew you would need variances on this property?
"A. Yes, sir.
"Q. Of the type you are petitioning for now?
"A. Yeah. The problem is when you buy tax-sale properties you have to do a little research, and you also have to have a little faith the property can be made developable and made productive.
"Q. So you had done sufficient research, and based on your experience you knew you would need the type of variances you are asking the Board for?
"A. Need some type variances, yes, sir."

As this Court can see, Assistant People's Counsel initially received an answer that was unfavorable, that is, Mr. Jung "didn't research the property" at the time of, or prior to, the tax sale. Counsel continued along this line of questioning, until Mr. Jung answered a question generally, that is, "when you buy tax-sale properties you have to do a little research." If Mr. Jung had been asked the direct question: "At the time of the tax sale, did you have knowledge or information that would have caused you to believe that a variance (or variances) would have been necessary in order to build a house on lot 55A?", his answer would have been, "no."

However, if this Court would agree with the Board as to Mr. Jung's prior knowledge of the need for a variance, nevertheless, the Court of Appeals has pointed out in *McLean*, citing *Zenker v. Board of County Commissioners*, 262 Md. 1, 276 A.2d 646 (1971) that the rule which would preclude an applicant from asserting "practical difficulty" because of knowledge at the time of purchase concerning the need for variances is more strictly applied in "use variance" cases, rather than in cases of "area

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POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250

variances," such as the case at bar. Moreover, the Board seems to have overlooked the legislative intent and policy behind the tax sale statutes, as set forth in Section 97, et seq., Article 81 of the Annotated Code of Maryland. The Legislature and the courts of this State have held that it is in the public interest for properties to be purchased at tax sale, and thereafter placed upon the active tax rolls of this State and the local subdivisions. Surely, with such a policy surrounding tax sales, the appellants should be afforded the same standing in seeking variances as would be afforded to persons who had purchased their properties at private sale.

The lot in question is of more than sufficient size for a residential building lot, the minimum size being 6,000 square feet. Baltimore County recognizes the property as a building lot, as it has assessed the property for tax purposes at a value of \$8,500.00. And, of most importance, is the fact that this property is served by public utilities and is located in a section of Baltimore County that is developed and established. The applicable Code and planning and zoning regulations of Baltimore County have stated, in no uncertain terms, that it is for the overwhelming benefit of the citizens of Baltimore County that developed lots which are served by existing public sewer and water should be developed, rather than the development of non-urban areas which require the costly implementation of utilities. (See Section 22-16, Baltimore County Code; Bill No. 12, 1977, § 1).

In regard to the second criterion, the fact finder must determine whether the grant of the variance would "do substantial justice" to the other property owners in the community, as well as to the applicant. The record before this Court is clear that no harm is done to any of the protestants by the granting of the requested variances. At page 40 of the transcript, it is obvious that protestant Williams is miffed because she did not have an opportunity herself to purchase the property at the 1977 tax sale.

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by the trier of fact. If such were the test, variances might as well be stricken from the regulations. In sum, the granting of these variances would not substantially injure the public health, safety and general welfare of the Goodwood Farms community. Such variances would be in strict harmony with the spirit and intent of the Baltimore County zoning regulations. Not granting the variances would result in a practical difficulty to the appellant in developing the subject property, which is otherwise in strict compliance with the zoning regulations.

For these reasons, the decision of the zoning commissioner and the Order of the Board of Appeals must be REVERSED.

Respectfully submitted,
POWER AND MOSNER

151
Thomas G. Bodie
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250

I HEREBY CERTIFY that on this 4th day of August, 1982, a copy of the foregoing MEMORANDUM was mailed to the Baltimore County Board of Appeals, Court House, Towson, Maryland 21204; and to the People's Zoning Counsel, Court House, Towson, Maryland 21204.

Thomas G. Bodie

LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
301-833-1250

She testified that she would have purchased this property at the tax sale and would have either left it for herself or given it to her parents, the lots of each of them being contiguous to the subject property.

Williams did testify: "I basically don't like the idea of someone living that close up on me." She did not like the idea of someone possibly looking into her window. (T. 40). Protestant Wendall Davis stated that his view of Hyde Park Road would be blocked if a house was built on the subject property. (T. 51) He also voiced displeasure at the fact that he was unaware that the property was up for tax sale in 1977. (T. 43-4) His wife, Caroline, voiced the same complaint that she would lose her view of Hyde Park Road if a house were constructed on the lot (T. 51) However, as can be seen from the exhibits and plate, only a small portion of the Davises' view would be obstructed from the side of their house, looking toward Hyde Park Road. (See copy of Petitioners' Exhibit 81, below, attached hereto).

This second criterion also speaks of a lesser relaxation of the set-back requirements which could possibly give relief to the property owner and be more consistent with justice to the other property owners. The appellants did point out to the Board that the proposed residence on the subject property could be so located that only one variance would be required. If the house were constructed so as to face Maple Avenue (rather than Hyde Park Road), then only a rear set-back variance would be necessary (T. 14).

The third criterion concerned the observance of the spirit of the zoning regulations, as well as the securing of the public safety and welfare. (The public safety and welfare issue will be discussed below.) The "spirit" of the set-back requirements is to ensure that homes are not so located within building lots as to impinge on neighboring houses, thereby cutting off air

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301-833-1250

IN THE MATTER OF STEWART, JAMES
SR., et al.,

Appellants

THE BALTIMORE COUNTY
BOARD OF APPEALS
ATLANTA

COURT HOUSE, TOWSON, MD.

Appellees

PEOPLE'S COUNSEL'S MEMORANDUM
(Attorney's Rule 512)

This variance case arises in the North River Neck area of Southeastern Baltimore County, in a subdivision known as Goodwood Farms, the detailed plat of which was recorded in 1929. The development came up primarily of half-acre lots. At the intersection of Hyde Park Road with Maple Avenue, there were residential lots. The subject property, a substantially rectangular lot in size and triangular in shape, lies to the northeast of the intersection. Both it and the property across the street are vacant.

The Petitioner purchased the subject property as a two-lot parcel in a tax sale in 1979, knowing that he would need variances to develop it. He testified to the beneficial nature and purpose of development of the site generally, and his concept for a modular home here. (T. 4-25) He structured portions of modular homes developed on other neighborhoods of Eastern Baltimore County as well as on half-acre lots in the Goodwood Farms subdivision.

Angela Williams, a Protester, described the residential character of the neighborhood, the large lot sizes in the area, and gave reasons against granting the variances. There were no other substantial testimony in the case. This would be the first variance of this kind granted and would obviously set out of character with the surroundings. Moreover, there were substantial traffic safety problems at the intersection, apparently resulting from the peculiar shape. The subject property also

and light to the neighboring residences. The set-back requirements also ensure the orderly development of a community where smaller lots are involved. As seen on the exhibits introduced into evidence, the proposed house on the subject property would not unreasonably intrude into either the Davis or the Williams homes. The proposed modular home will be sufficiently distant from the Williamses and the Davises, so as not to cut off their light and air. And, as stated above, the primary "spirit" of the planning and zoning regulations in this day and age is to ensure the use of these properties in developed areas that are currently served by public utilities. Furthermore, the record is clear that the many agencies of Baltimore County had no adverse comments whatsoever concerning the appellants' request for these variances. (T. 19)

11. The evidence before the Board clearly established that the granting of the set-back variances in this case would not have substantially injured the public health, safety or general welfare.

In its opinion, the Board noted: "All of the protestants cited safety hazards caused by traffic that often drives onto the lot after failing to make the turn to the north of the subject property." While the protestants (counseled and prepped by the assistant People's Zoning Counsel) sought to prove that there was a safety hazard at the location of the subject property, the testimony of the protestants positively refuted such a contention. Protestant Williams attempted to say that if children lived on the subject property, their lives would be in danger (T. 38), but later in her testimony stated that if she had purchased the property at the tax sale, she would have added it to her own property. "You know, where you live have a larger yard for the children to play in." (T. 40) Williams further testified that lot 80, 81 (on the opposite side of Hyde Park Road) is used by the neighborhood children as a playground. (T. 38) In fact, the community association wrote to Baltimore County, requesting that

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children from the subject property. In addition to the traffic and drainage hazard to the neighborhood generally, Williams testified specifically to the crowding effect on the subject property. (T. 38-40)

Williams, Angela Davis, and Caroline Davis all followed, reinforcing and reinforcing Mr. Williams' testimony to the detrimental effect of the requested variance on the neighborhood and the specific adverse effects on the protestants. (T. 50-62) In summary, this old neighborhood is a proud and quiet one, with large lots and children playing in the streets, with the lot opposite the subject property used as a playground. The traffic and drainage conditions make development of the subject property especially inappropriate as requested.

On the record, the Board of Appeals had no difficulty denying the variance. Since its decision was based on substantial evidence, the Court should affirm.

The Petitioner did not meet the burden of proof generally applicable to variances as defined in McLean v. Soler, 270 Md. 208, 310 A.2d 783 (1973). The property owner is not unreasonably prevented from using the property - he bought it at a tax sale, and the property is obviously unsuitable for development by itself. The grant of the variance would not do equity in the neighborhood - the character would be violated, and traffic and drainage problems created. The spirit and intent of the zoning regulations required denial.

Moreover, although the "self-created hardship" rule applies with less force to cases than to use variances, the Petitioner's understanding of the apparent need for variance at the time of the tax sale weighs against him in the balance of equities. McLean, supra; Joseph v. Board of County Comm'rs for Frederick County, 272 Md. 1, 326 A.2d 644 (1974); Claiborne v. Lewick Imp. Ass'n, 197 Md. 46, 78 A.2d 114 (1951).

playground equipment be erected on that lot! (T. 48) Protestant Wendall Davis testified at one point that cars would proceed through the subject lot and ruin the garden that he had planted annually on the subject property. However, he further testified that he had to "replant every year" when these automobiles allegedly tore up his garden. Frankly, in giving this testimony, protestant Davis must have considered the Board members to be a bunch of buffoons who would believe that these errant autos were a major problem, when Davis replanted his garden every year! His testimony just does not wash --- it is the testimony of someone disappointed over the fact that he was unaware of the tax sale, and now must plant his garden elsewhere.

The Board also cited the testimony of protestants concerning "water and drainage problems." But the only testimony concerning such condition was protestant Williams, who stated that "when it rains or snows and it melts, the water rolls off of Hyde Park Road down into the yard [of the subject property], and it forms puddles ***" (The same conditions exist on the Williams property.) (T. 41) But this is not a problem caused by the use of the subject property which affects either the Williamses or the Davises, or other neighbors! The water runs onto the subject property, not from the subject property. If the property were to be developed, Baltimore County would require that steps be taken, by the person securing the building permit, to prevent any drainage from the subject property which would affect neighboring properties. In other words, the so-called "water and drainage problem" just does not wash.

CONCLUSION

Any requested variance in some way affects the neighboring properties --- for the neighboring properties are still bound by the existing requirements. Neighboring property owners, human nature being what it is, will resist the granting of a variance. But, such resistance is not the test to be applied

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The Petitioner strongly suggested a beneficial public purpose in taking the property off the tax rolls. It is apparent from the testimony, however, that the public interest would best be served by the parties and the County devising some constructive and creative use for the true benefit of the public.

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of August, 1982, a copy of the foregoing People's Counsel's Memorandum was mailed to Thomas G. Bodie, Esquire, Power and Mosner, 21 W. Susquehanna Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III

RECEIVED
BALTIMORE COUNTY
AUG 25 2 47 PM '82
CLERK OF COURT
BY

CIRCUIT COURT FOR BALTIMORE COUNTY

DOCKET 14 PAGE 167 CASE NO. 82-M-162 CATEGORY: APPEAL

<p>*ADVANCE COSTS</p> <p>Pliff's Atty 5.00</p> <p>Clerk 60.00</p> <p>Sheriff</p> <p>Paid 4/1/82 Per 84</p> <p>Receipt No. 93132</p> <p>ADDITIONAL COSTS</p> <p>Defult's Atty</p> <p>Clerk 2.00</p> <p>1/24/82</p> <p>104155</p> <p>Sheriff</p>	<p>IN THE MATTER OF THE APPLICATION OF STEWART P. JUNG, SR., MRS. STEWART P. JUNG, SR. FOR VARIANCES on property located on the Northeast corner of Hyde Park Road and Maple Avenue, Fifteenth District</p> <p>Thomas G. Bodie, over & Mosner 21 W. Susquehanna Ave. (4) 823-1250</p> <p>MS. ANGELA C. WILLIAMS REV. WILLIE CHAMBERS, MR. VERNON LYNN MS. CAROLINE DAVIS Protestants'</p> <p>PEOPLE'S COUNSEL FOR BALTIMORE COUNTY</p> <p>John W. Hessian, III Peter Max Zimmerman Rm. 225 Court House Towson (21204) 494-2189</p>
--	--

(1) June 9, 1982 Appeal from decision of County Board of Appeals of Baltimore County and Petition fd.

(2) June 10, 1982 Certificate of Notice fd.

(3) June 16, 1982 App. of John W. Hessian, III and Peter Max Zimmerman as counsel for the PEOPLE'S COUNSEL for BALTIMORE COUNTY, defult., fd. Same Day Answer to Petition for Appeal fd.

(4) July 8, 1982 - Transcript of Record fd.

(5) July 8, 1982 - Notice of Filing of Record fd. Copies sent.

(6) Aug. 4, 1982 Appellants' Memorandum fd.

(7) Aug. 4, 1982 Appellants' Correction of Record fd.

(8) Aug. 25, 1982 - People's Counsel's Memorandum fd.

DEC 1 1982
MAILED 10 11 1982
CLERK OF COURT

DOCKET 14 PAGE 167 CASE NO. 82-M-162

CIRCUIT COURT FOR BALTIMORE COUNTY

IN THE MATTER OF STEWART P. JUNG, SR., et ux., Appellants

vs. COUNTY BOARD OF APPEALS, et al., Appellees

NOTICE OF DISMISSAL

MR. CLERK:

STEWART P. JUNG, SR. and HELENE M. JUNG, Appellants, by their attorneys, hereby dismiss the appeal herein and the original Request for a Zoning Variance, for reason that the Appellants are no longer the owners of the property which is the subject of this appeal and the original Petition for the granting of a zoning variance.

POWER AND MOSNER

Thomas G. Bodie
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250
Attorneys for Appellants

I HEREBY CERTIFY that on this 30 day of November, 1982, a copy of the foregoing NOTICE OF DISMISSAL was mailed to the County Board of Appeals, Court House, Towson, Maryland 21204; and to the People's Counsel for Baltimore County, Court House, Towson, Maryland 21204.

Thomas G. Bodie

EILED DEC 1 1982

**LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250**

CIRCUIT COURT FOR BALTIMORE COUNTY

IN THE MATTER OF STEWART P. JUNG, SR., et ux., Appellants

vs. COUNTY BOARD OF APPEALS, et al., Appellees

NOTICE OF DISMISSAL

MR. CLERK:

STEWART P. JUNG, SR. and HELENE M. JUNG, Appellants, by their attorneys, hereby dismiss the appeal herein and the original Request for a Zoning Variance, for reason that the Appellants are no longer the owners of the property which is the subject of this appeal and the original Petition for the granting of a zoning variance.

POWER AND MOSNER

Thomas G. Bodie
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250
Attorneys for Appellants

I HEREBY CERTIFY that on this 30 day of November, 1982, a copy of the foregoing NOTICE OF DISMISSAL was mailed to the County Board of Appeals, Court House, Towson, Maryland 21204; and to the People's Counsel for Baltimore County, Court House, Towson, Maryland 21204.

Thomas G. Bodie

**LAW OFFICE
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204
801-823-1250**

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE

COUNTY COURTS BUILDING

401 Bosley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754
Nov. 12, 1982.

TO: Thomas G. Bodie, Esq.
County Board of Appeals of Baltimore Co.

RE: Ms. Angela C. Williams (PP)
Rev. Willie Chambers (PP)
Mr. Vernon Lynch (PP)
Ms. Caroline Davis (PP)
John W. Hessian, III, Esq. / Peter M. Zimmerman, Esq.
NJ - 82 M 162 - Stewart P. Jung et. al. vs County Bd of Appeals et. al.

HEARING DATE: Friday, Dec. 3, 1982 @ 9:30 a.m.
ON THE FOLLOWING: Appeal 1 to 1 hour
Notes: Corrected notice.

NOTICE OF THIS NOTICE Counsel shall contact each other immediately to conform calendar. Claim of not receiving notice will not constitute reason for postponement.

POSTPONEMENTS If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 10 DAYS OF TRIAL must be made to the attention of the Director of Central Assignments - Joyce Grimm - 494-3497.

SETTLEMENT CONFERENCE All counsel must secure the attendance of all parties necessary to effect a binding settlement, including clients and counsel, at the settlement conference. THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CLONE. Please direct all inquiries to the attention of the Assignment Office.

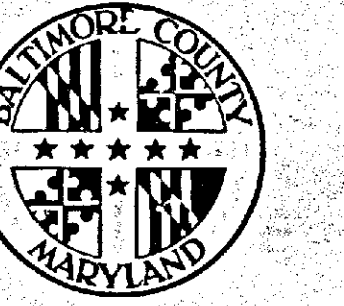
SETTLEMENT If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on file with the Assignment Office.

RECEIVED
NOV 15 1982
CLERK OF COURT

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1981

COUNTY OFFICE BLDG.
111 M. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodore
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Stewart P. Jung, Sr.
2613 Matthews Drive
Baltimore, Maryland 21204

RE: Item #2
Stewart P. Jung, Sr. et al
variance petition

Dear Mr. & Mrs. Jung:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an individual dwelling closer to the property lines than allowed, this hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodore
Chairman
Zoning Plans Advisory Committee

Enclosures

BALTIMORE COUNTY

DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 3, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #2 (1981-1982)
Property Owner: Stewart P. & Henene M. Jung, Sr.
N/E corner Hyde Park Rd. and Maple Ave.
Acres: 25/66.64 x 235/230 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 55-A, Plat No. 2 (Revised), Goodwood Farms, recorded L.M.L.M. 9, Folio 46.

Highways:

Hyde Park Road and Maple Avenue, existing public roads, are proposed to be improved in the future as 40-foot and 30-foot closed section roadways on 60 and 50-foot rights-of-way, respectively, with fillet areas for sight distance at the intersection.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There is a public 12-inch water main, public 12-inch sanitary sewerage and 8-inch sewerage force main in Hyde Park Road, and an 8-inch public water main and 8-inch public sanitary sewerage in Maple Ave.

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

TOWSON, MARYLAND 21204

494-3211

NORMAN E. GERDER
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #2, Zoning Advisory Committee Meeting, July 7, 1981, are as follows:

Property Owner: Stewart P. and Henene M. Jung, Sr.
Location: NE/cor Hyde Park Road and Maple Avenue
Acres: 25/66.64 X 235/230
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbley
Planner III
Current Planning and Development

ballimore county
department of traffic engineering
TOWSON, MARYLAND 21204
43011 494 3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 248, 1, 2, 3, 4, 5.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: July 16, 1981
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following Zoning Variance Items, and has no specific comments regarding same:

- Item #244 - Joseph F. Trionfo, Sr.
- Item #245 - Bruce E. & Ellen M. Hamilton
- Item #248 - Robert W. & Carolyn G. Inesley
- ✓ Item #2 - Stewart P. & Henene M. Jung, Sr.
- Item #3 - Richard Talbott Walker, et al
- Item #4 - Ronald G. & Madene A. Evelyn
- Item #6 - John G. & Merle E. Smith

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fu.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari
TO: _____ Date: July 6, 1981
FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting of July 7, 1981

- ITEM NO. 148 STANDARD COMMENTS
- ITEM NO. 1 SEE COMMENTS
- ✓ ITEM NO. 2 STANDARD COMMENTS
- ITEM NO. 3 SEE COMMENTS
- ITEM NO. 4 STANDARD COMMENTS
- ITEM NO. 5 STANDARD COMMENTS

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Supervisor

CEB/rfj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stewart P. & Henene M. Jung, Sr.

Location: NE/Cor. Hyde Park Rd. and Maple Avenue

Item No.: 2 Zoning Agenda: Meeting of July 7, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Ed. Joseph Kelly* Noted and Approved: *George M. Morgan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/lur

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 7, 1981

RE: Item No: 248, 1, 2, 3, 4, 5
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

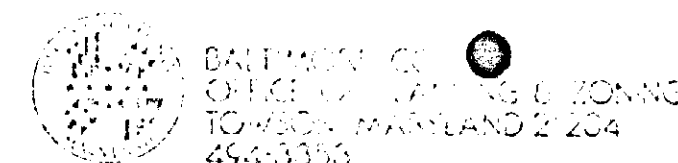
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



WILLIAM E. HAMMOND
Zoning Commissioner

October 30, 1981

Mr. & Mrs. Stewart P. Jung, Sr.
2613 Mathews Drive
Baltimore, Maryland 21234

RE: Petition for Variances
NE/corner of Hyde Park Rd. & Maple Ave.
- 15th Election District
Stewart P. Jung, Sr., et ux - Petitioners
NO. 82-59-A (Item No. 2)

Dear Mr. & Mrs. Jung:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: Congressman Clarence D. Long
Congress of the United States
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

Ms. Angela C. Williams
811 Hyde Park Road
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

Mr. Vernon Lynch
1317 Goodwood Avenue
Baltimore, Maryland 21221

Ms. Caroline Davis
1401 Maple Avenue
Baltimore, Maryland 21221

PETITION FOR VARIANCE

15th DISTRICT
ZONING: Petition for Variance
LOCATION: Northeast corner of Hyde Park Rd. & Maple Ave.
DATE & TIME: Thursday, September 10, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 15 feet instead of the required average of 40 feet (max.) and a side yard setback of 6 feet instead of the required 10 feet, and a rear yard setback of 6 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 (303.1) - Minimum required average front yard setback, and side and rear yard setbacks in D.R. 5.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Stewart P. Jung, Sr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 10, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
Zoning Commissioner
TO: _____ Date: August 4, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-59-A Item 2

Petition for Variance
NE/Cor. Hyde Park Road and Maple Avenue
Petitioner: Stewart P. & Helen M. Jung, Sr.

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

Mr. and Mrs. Stewart P. Jung, Sr.
2613 Matthews Drive
Baltimore, Maryland 21234

August 13, 1981

NOTICE OF HEARING

RE: Petition for Variance
NE/cor. Hyde Park Rd. & Maple Ave.
Case #82-59-A

TIME: 9:45 A.M.

DATE: Thursday, September 10, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

December 5, 1981

Ms. Angela C. Williams
811 Hyde Park Road
Baltimore, Maryland 21221

RE: Petition for Variance
NE/corner of Hyde Park Rd. & Maple Ave.
Stewart P. Jung, Sr., et ux - Petitioners
Case #82-59-A

Dear Ms. Williams:

Please be advised that on November 23, 1981, an appeal was filed by Stewart P. Jung, Sr. from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

[Signature]
William E. Hammond
Zoning Commissioner

WEH:klr

cc: John W. Hessian, III, Esquire
People's Counsel

Ms. Caroline Davis
1401 Maple Avenue
Baltimore, Maryland 21221

Congressman Clarence D. Long
Congress of the United States
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

Mr. Vernon Lynch
1317 Goodwood Avenue
Baltimore, Maryland 21221

Description of property listed in
petition for zoning variance from area
and height regulation as requested by
Stewart P. Jung, Sr. and his wife,
Helene M. Jung.

All that parcel of land in the Fifteenth Election District of
Baltimore County located on the northeast corner of Hyde Park Road
and Maple Avenue, being and known as Lot No. 55A, shown on the
plat of Goodwood Farms (revised Plat 2) as recorded among the
land records of Baltimore County in Liber 9, folio 46.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Jan. 11, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-
MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-
ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-59-A

STEWART P. JUNG, SR., et ux

NE/corner of Hyde Park Rd. and
Maple Avenue

15th District

Variances-front yard, side yard,
and rear yard

10/30/81 - D.Z.C.'s Order-DENIED-

ASSIGNED FOR:

THURSDAY, MARCH 18, 1982, at 10 a.m.

cc: Mr. & Mrs. Stewart Jung, Sr. Petitioners

Ms. Angela Williams

Protestant

Rev. Willie Chambers

"

Mr. Vernon Lynch

"

Ms. Caroline Davis

"

J. W. Hessian, Esq.

People's Counsel

J. E. Dyer

J. Hoswell

J. Jung

N. Gerber

W. Hammond

June Holmen, Secy.

1/11/82 - Following have been notified of hearing set for Thurs. March 18, 1982, at 10 a.m.

Mr. & Mrs. Stewart Jung, Sr.
Ms. Angela Williams
Rev. W. Chambers
Vernon Lynch
Caroline Davis
J. Hessian
J. Dyer
J. Hoswell
J. Jung
N. Gerber
W. Hammond

*Postponed 1-14-82
By J. Hessian*

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 19, 1982

NOTICE OF POSTPONEMENT

CASE NO. 82-59-A

STEWART P. JUNG, SR., ET UX

NE corner Hyde Park Road and
Maple Avenue

15th District

Scheduled for hearing on Thursday, March 18, 1982 at 10 a.m. has been
POSTPONED at the request of the Petitioner.

cc: Mr. and Mrs. Stewart Jung, Sr.

Ms. Angela Williams

Rev. Willie Chambers

Mr. Vernon Lynch

Ms. Caroline Davis

John W. Hessian, III, Esq.

Mr. J. E. Dyer

Mr. J. G. Hoswell

Ms. J. Jung

Mr. N. E. Gerber

Mr. W. E. Hammond

Edith T. Eisenhart, Adm. Secretary

STEWART P. JUNG SR.
2613 MATTHEWS DRIVE
BALTIMORE, MARYLAND 21234

January 18, 1982

Mr. William P. Hackett
Chairman, Board of Appeals
Room 200, Court House
Towson, Md., 21204

Re: Case No. 82-59 A
Stewart P. Jung, Sr. et ux.

Assigned for Thursday, March 18, 1982, at 10 A. M.

Dear Mr. Hackett,

It will not be possible for me to be present
for the hearing on the date and time assigned. I will
be taking my wife to the airport on the morning of
March 18, for her departure for Mexico.

We, therefore, request that a new date be assigned
for the hearing.

Yours truly,

[Signature]
Stewart P. Jung, Sr.

FILED
BALTIMORE COUNTY
JAN 19 1982
BY: [Signature]

Handled WITH

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

April 2, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-
MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-
ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-59-A

STEWART JUNG, SR., et ux

NE/corner of Hyde Park Rd. and
Maple Ave.

15th District

Variance - front yard setback; side yard
setback; rear yard setback

10/30/81 - D.Z.C.'s Order-DENIED

ASSIGNED FOR:

THURSDAY, MAY 20, 1982, at 10 a.m.

cc: Mr. and Mrs. Stewart Jung, Sr.

Petitioners

Ms. Angela Williams

Protestant

Rev. Willie Chambers

"

Mr. Vernon Lynch

"

Ms. Caroline Davis

"

J. W. Hessian, Esq.

People's Counsel

J. Dyer

J. Hoswell

J. Jung

N. Gerber

W. Hammond

June Holmen, Secy.

LAW OFFICES
POWER AND MOSNER
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279

WILLIAM F. MOSNER
THOMAS G. BODIE
C. ARTHUR EBY, JR.
RUSSELL D. KARPOOK
JOHN J. NAGLE III

(301) 823-1250

May 26, 1982

Baltimore County Board of Appeals
Courthouse, Second Floor
Towson, Maryland 21204

Re: Petition for Zoning Variance
Stewart P. Jung, Sr., and
Helene M. Jung, his wife, Petitioners
Case No. 82-59-A

Dear Madam or Sir:

Enclosed is the original and three copies of the MEMORANDUM
IN SUPPORT OF PETITION OF ZONING VARIANCE in regard to the above.
The case was heard on Thursday, May 20, 1982.

Very truly yours,

Thomas G. Bodie

TGB:jms

Enclosures

cc: Peter M. Zimmerman, Esquire
Mr. and Mrs. Stewart P. Jung, Sr.

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
June 10, 1982

John W. Hession, III, Esq.
People's Counsel
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Case No. 82-59-A
Stewart P. Jung, Sr., et ux

Notice is hereby given, in accordance with the Rules
of Procedure of the Court of Appeals of Maryland, that an appeal has
been taken to the Circuit Court for Baltimore County from the decision
of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

June Holmen, Secretary

Encl.
cc: Ms. Angela C. Williams
Rev. Willie Chambers
Mr. Vernon Lynch
Ms. Caroline Davis
J. Dyer
J. Hoswell
J. Jung
N. Gerber
W. Hammond

June 10, 1982

BILLED TO: Thomas G. Bodie, Esq.
21 W. Susquehanna Ave.
Towson, Md. 21204

Cost of certified documents filed
in Case No. 82-59-A \$ 18.00

Stewart P. Jung, Sr., et ux
Northeast corner of Hyde Park Rd.
and Maple Ave.
15th District

MAKE CHECKS PAYABLE TO: Baltimore County, Maryland

REMIT TO: County Board of Appeals
Rm. 200, Court House
Towson, Md. 21204

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
June 10, 1982

Thomas G. Bodie, Esq.
21 W. Susquehanna Ave.
Towson, Md. 21204

Dear Mr. Bodie:

Re: Case No. 82-59-A
Stewart P. Jung, Sr., et ux

In accordance with Rule 8-7 (a) of the Rules of Procedure of
the Court of Appeals of Maryland, the County Board of Appeals is required
to submit the record of proceedings of the zoning appeal which you have
taken to the Circuit Court for Baltimore County in the above matter within
thirty days.

The cost of the transcript of the record must be paid by you.
Certified copies of any other documents necessary for the completion of
the record must also be at your expense.

The cost of the transcript, plus any other documents, must be
paid in time to transmit the same to the Circuit Court not later than thirty
days from the date of any petition you might file in court, in accordance
with Rule 8-7 (a).

Enclosed is a copy of the Certificate of Notice; also invoice
covering the cost of certified copies of necessary documents.

Very truly yours,

June Holmen, Secretary

Encl.
cc: Mr. and Mrs. Stewart P. Jung, Sr.

LAW OFFICES
POWER AND MOSNER
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 823-1250

WILLIAM F. MOSNER
THOMAS G. BODIE
C. ARTHUR EBY, JR.
RUSSELL D. KARPOOK
JOHN J. NAGLE III

July 16, 1982

COPY

Assignment Office
Circuit Court for Baltimore County
County Courts Building
Towson, Maryland 21204

Attention: Irene Summers

Re: In the Matter of the Application of Stewart P.
Jung, Sr., et al. v. County Board of Appeals of
Baltimore County, Ms. Angela C. Williams, et al.
Non-Jury Law No. 82-M-162

Dear Irene:

I apologize!

When we discussed the scheduling of the above-referenced
matter, I had forgotten that I will be out of town from October
2 through October 5, 1982. This case was scheduled for trial
on October 5.

Please reschedule this case to sometime after November 15,
as my trial schedule is rather heavy in October and early November.

Many thanks.

Very truly yours,

Thomas G. Bodie

TGB:jms

cc: County Board of Appeals
John W. Hession, III, Esquire
Peter M. Zimmerman, Esquire

Sandy Sanders — 494-2660
Assignment — Jury — Motions
Freddie Grove
Assistant Clerk Typist

Irene Summers — 494-2661
Assignment — Non-Jury — Motions
Maria Ecolano
Assistant Clerk Typist

RECEIVED
BALTIMORE COUNTY
JUL 16 12 00 PM '82
COUNTY BOARD
OF APPEALS
BY: [Signature]

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bayley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754

Attention: Equity (Miscellaneous)

TO: Thomas G. Bodie, Esq.

County Board of Appeals

John W. Hession, III, Esq.

Peter M. Zimmerman, Esq.

RE: Non-Jury-Law- 82-M-162- IN THE MATTER OF THE APPLICATION OF STEWART P. JUNG, SR., ET AL. VS
COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY, MS. ANGELA C. WILLIAMS, ET AL.

Tuesday, October 5, 1982 6:30a.m.

Appeal: 1 to 1 Hour

HEARING DATE:

ON THE FOLLOWING:

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendars. Claim of not receiving notice will not
constitute reason for postponement.
POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the
Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 15 DAYS OF TRIAL must be made
to the attention of the Director of Central Assignments — Joyce Grimm — 494-3497.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including
clients and insurance representatives. THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CICONE. Please direct all inquiries
to the attention of Jobi Adams.

SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately.

Sandy Sanders — 494-2660
Assignment — Jury — Motions
Freddie Grove
Assistant Clerk Typist

Irene Summers — 494-2661
Assignment — Non-Jury — Motions
Maria Ecolano
Assistant Clerk Typist

RECEIVED
BALTIMORE COUNTY
JUL 26 10 27 AM '82
COUNTY BOARD
OF APPEALS
BY: [Signature]

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bayley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754

July 23, 1982

TO: Thomas G. Bodie, Esq.

County Board of Appeals

John W. Hession, III, Esq.

Peter M. Zimmerman, Esq.

RE: Non-Jury-Law- 82-M-162- IN THE MATTER OF THE APPLICATION OF STEWART P. JUNG, SR., ET AL.
VS COUNTY BOARD OF APPEALS OF BALTO. CO., (WILLIAMS, ET AL.)

Friday, November 19, 1982 6:30 a.m.

HEARING DATE:

ON THE FOLLOWING:

Appeal: 1 to 1 Hour

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendars. Claim of not receiving notice will not
constitute reason for postponement.
POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the
Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 15 DAYS OF TRIAL must be made
to the attention of the Director of Central Assignments — Joyce Grimm — 494-3497.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including
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to the attention of Jobi Adams.

SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately.

LAW OFFICES
POWER AND MOSNER
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 823-1250

WILLIAM F. MOSNER
THOMAS G. BODIE
C. ARTHUR EBY, JR.
RUSSELL D. KARPOOK
JOHN J. NAGLE III

August 4, 1982

COPY

Clerk
Circuit Court for Baltimore County
County Courts Building
P.O. Box 6754
Towson, Maryland 21204

Attention: Equity (Miscellaneous)

Re: Jung, et ux. v. County Board of Appeals
14/167/82-M-162

Dear Mr. Clerk:

Enclosed is the MEMORANDUM OF APPELLANTS, to be filed in
regard to the above, along with a CORRECTION OF RECORD to be
filed.

Thank you.

Very truly yours,

Thomas G. Bodie

TGB:jms

Enclosures

cc: County Board of Appeals
People's Zoning Counsel
Mr. and Mrs. Stewart P. Jung, Sr.

RECEIVED
BALTIMORE COUNTY
CIRCUIT BOARD
OF APPEALS
AUG 4 2 11 PM '82

Mr. William E. Hammond,
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
Towson, Maryland, 21204

Re: Petition for Variance
N/E corner Hyde Park Rd. & Maple Ave.
15 Election District
Stewart P. Jung, Sr. dt ux- Petitioners
No. 82-59-A (item No.2)

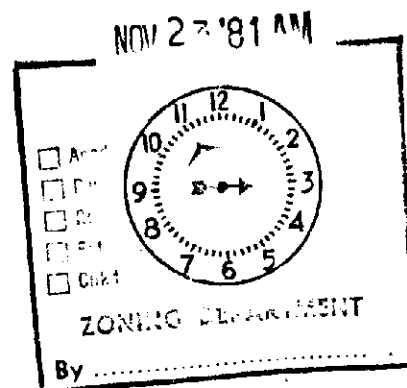
Dear Mr. Hammond,

Please be advised that we wish to appeal the
decision handed down by Deputy Zoning Commissioner, Jean M.H. Jung
denying our petition for variances in the above listed case.

Enclosed please find check in the amount of \$35.00
for fee required.

Very truly yours,

Stewart P. Jung, Sr.
Stewart P. Jung, Sr.



notice of which, as you know, is printed in the
Jeffersonian for four weeks prior to the sale.

The implied connection between Deputy Com-
missioner Jean Jung, does not exist as the Deputy
Commissioner herself emphasized at the first hearing
on Sept. 10, 1981. Her husband's name is oriental
and our name is German.

After the first hearing, and before the ruling
was passed down, we offered the land to Mrs. Williams
for \$2000. after her inquiry. As we had already
invested time and \$1000. and since the lot is presently
assessed for \$6,500 by Maryland State Department of
Assessments and Taxation, we considered this offer
more than fair. We have not received a reply to our
offer from Mrs. Williams.

My wife and I have resided in Baltimore County
for 36 years, are law abiding citizens, have supported
you in every election and feel our views and rights
should have as much consideration as anyone else's
in the face of all true facts instead of hearsay and
accusations. In view of this, we request that you
reconsider your position in this case and withdraw
your influence and remain neutral in any further pro-
ceedings that we might wish to pursue. We further
request that you state in writing to Zoning Commissioner
William E. Hammond that you are not an advocate for
either party in this case (8269 A)

We include copies of Mrs. Williams's
letter to you and your reply for your convenience. Also
a copy of our plat and application for variance.

Sincerely,

Stewart P. Jung, Sr.
Stewart P. Jung, Sr.
Helene M. Jung
Helene M. Jung, His Wife

CC. Thomas Bodie, Atty.
111 Susquehanna Ave.
Towson, Md., 21204

CLARENCE D. LONG
20 DISTRICT, MARYLAND
COMMITTEE ON
APPROPRIATIONS
CHAIRMAN:
SUBCOMMITTEE ON
FOREIGN OPERATIONS
MEMBER:
SUBCOMMITTEE ON
INTERIOR
MILITARY CONSTRUCTION

93-1979
82-59-A
Congress of the United States
House of Representatives
Washington, D.C. 20515

June 11, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing on behalf of Mr. and Mrs. Stewart Jung,
2613 Matthews Drive, Baltimore, Maryland 21234.

Please refer to my correspondence of 9/28/81
(copy enclosed), at which time I forwarded a complaint
which I had received from Mrs. Angela Williams. As you
will note from the enclosed recent correspondence from
Mr. Jung, he is very concerned about the allegations made
by Mrs. Williams, as well as the role which I played in
communicating them to your office.

On this basis, I would like to take this opportunity
to point out to both Mr. Jung and your agency that I
represent all of my constituents equally and without
bias. I am not in a position to judge or determine the
validity of their statements, but rather to ascertain
that they are investigated and responded to by the proper
agency. I have attempted to accomplish this communication
on behalf of both constituents involved in this case.

I trust that this will serve to clarify my position
in this matter.

Warm regards,

Clarence D. Long
CLARENCE D. LONG

CDL:cw
Enclosures
cc: Mr. Jung

2407 PAYSON BUILDING
WASHINGTON, D.C. 20515
(202) 225-3061
DISTRICT OFFICE:
200 POST OFFICE BUILDING
CHESAPEAKE AND
WASHINGTON AVENUES
TOWSON, MARYLAND 21204
(301) 828-6618
"OFFICE ON WHEELS"

CLARENCE D. LONG
20 DISTRICT, MARYLAND
COMMITTEE ON
APPROPRIATIONS
CHAIRMAN:
SUBCOMMITTEE ON
FOREIGN OPERATIONS
MEMBER:
SUBCOMMITTEE ON
INTERIOR
MILITARY CONSTRUCTION

Congress of the United States
House of Representatives
Washington, D.C. 20515

September 28, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing on behalf of Ms. Angela Williams,
811 Hyde Park Road, Baltimore, Maryland 21221.

Mrs. Williams has been in touch with me concerning a
zoning change or exception which was recently granted
(case number 8259A) to the owner of property located at
Maple Avenue and Hyde Park Road in Essex. Ms. Williams
indicates that she and other neighbors have been adamantly
opposed to this change, which will allow the owner to
construct a dwelling on a very small piece of land. The
reasons for this opposition are outlined in the enclosed
correspondence, as well as an inquiry about the methods used
to sell this property as a tax sale, without the knowledge of
the community.

I should appreciate your consideration of Ms. Williams'
inquiries, and letting me know the status of this case and how
you will respond to my constituent.

Sincerely,

CLARENCE D. LONG
CDL:cw
Enclosure
cc: Ms. Williams

2407 PAYSON BUILDING
WASHINGTON, D.C. 20515
(202) 225-3061
DISTRICT OFFICE:
200 POST OFFICE BUILDING
CHESAPEAKE AND
WASHINGTON AVENUES
TOWSON, MARYLAND 21204
(301) 828-6618
"OFFICE ON WHEELS"

Honorable Clarence Long
Room 200
Post Office Building
Chesapeake & Washington Ave.
Towson, Md., 21204

Re: Letter dated Sept. 22, 1981 by
Angela C. Williams
811 Hyde Park Rd., Balto., Md. 21221

Case No. 8259 A

Dear Congressman Long:

Lot 55 A, Goodwood Farms was purchased on
May 23, 1977 by us at the annual tax sale. After the
prescribed period of a year and a day, fee simple title
to the lot was granted to us by a final decree of the
Circuit Court for Baltimore County, May 16, 1979. This
so called "small" lot is 1 acre in size and contains
10,456 sq. feet, quite a bit more than the minimum of
6000 sq. ft. required for a buildable lot by Baltimore
County regulations. Water and sewer are available.
Due to the irregular west property line, standard set-
backs cannot be met. Desiring to build a house on this
property, we applied for variances to the acting
commissioner of Baltimore County.

All departments in the Baltimore County agencies
approved our application without exception. Application
only came with the public hearing on Sept. 10, 1981.

In the referenced letter, Mrs. Williams wrote
to you asking for help in the pending case (8259 A)
before the zoning commissioner on the above mentioned
lot, located in the Fifteenth Electoral District of
Baltimore County, Md.

Many of the statements in Mrs. Williams's
letter are false or at the least misleading. She implies
that I am dishonest, greedy, biased, and that I obtained
the land illegally through contacts in the county, when
in truth, I am simply one of many citizens of Balto.
County who purchased land at the annual tax sale.

CLARENCE D. LONG
20 DISTRICT, MARYLAND
COMMITTEE ON
APPROPRIATIONS
CHAIRMAN:
SUBCOMMITTEE ON
FOREIGN OPERATIONS
MEMBER:
SUBCOMMITTEE ON
INTERIOR
MILITARY CONSTRUCTION

93-1979
82-59-A
Congress of the United States
House of Representatives
Washington, D.C. 20515

September 28, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

I am writing on behalf of Ms. Angela Williams,
811 Hyde Park Road, Baltimore, Maryland 21221.

Ms. Williams has been in touch with me concerning a
zoning change or exception which was recently granted
(case number 8259A) to the owner of property located at
Maple Avenue and Hyde Park Road in Essex. Ms. Williams
indicates that she and other neighbors have been adamantly
opposed to this change, which will allow the owner to
construct a dwelling on a very small piece of land. The
reasons for this opposition are outlined in the enclosed
correspondence, as well as an inquiry about the methods used
to sell this property as a tax sale, without the knowledge of
the community.

I should appreciate your consideration of Ms. Williams'
inquiries, and letting me know the status of this case and how
you will respond to my constituent.

Sincerely,

Clarence D. Long
CLARENCE D. LONG

CDL:cw
Enclosure
cc: Ms. Williams

2407 PAYSON BUILDING
WASHINGTON, D.C. 20515
(202) 225-3061
DISTRICT OFFICE:
200 POST OFFICE BUILDING
CHESAPEAKE AND
WASHINGTON AVENUES
TOWSON, MARYLAND 21204
(301) 828-6618
"OFFICE ON WHEELS"

Angela C. Williams
811 Hyde Park Road
Baltimore, Maryland 21221
(301) 391-2459
September 22, 1981

Honorable Clarence Long
Room 200
Post Office Building
Chesapeake & Washington Ave.'s
Towson, Maryland 21204

Dear Congressman Long:

I'm writing to you seeking help and assistance in order to
stop the granting of a zoning ordinance change in case number
8259A.

Around the last of August a zoning notice was placed on the
corner of Maple Avenue and Hyde Park Road, in Essex. The notice
was to inform the public that a zoning hearing was scheduled for
September the 10th. in Towson, Maryland concerning a zoning change.
The zoning change requested was for a 15 foot frontage instead of
the regular 40 foot, a 6 foot side instead of the called for 10 foot
side and a 6 foot rear instead of the 30 foot rear called for.
This request or change was placed by a Mr. Stewart Jung, in order
to build a 28 by 50 foot house on this piece of land, which is
very small, and gain a profit.

On Thursday September the 10th at 9:45 AM the hearing was
held. A Mr. William Hammond was to be the presiding hearing
officer, but instead a Ms. Jean Marie Jung was the hearing officer.
I do not know if the two parties are related or not, but I do
know that the name Jung is not a common one and that it leaves
a great deal of doubt in my mind.

A petition signed and constructed by the neighborhood
association and neighbors was presented to the zoning officer
presiding, along with several personal letters of protest, one
being my own. I stated in my letter the following reasons of
protest to this change:

1. A house placed on this piece of land, as small as it
is 15 feet from the only road into the Hyde Park area
would create a serious safety hazard. It places
undue duress on the public traveling this road, it
creates a blind spot, and places the dweller of the
home in a position of danger, for when ever the roads
become the slightest bit wet cars traveling on the
road do end up on this strip of land. If a house were
placed there it would end up in the house or running
over a child playing or an adult in the yard, what
little there would be.

(over)

I've enclosed a copy of the drawing of land as it stands.
You will be able to see how small this land is and the sizes of
the lots in the neighborhood close by.

(3)

I'd like to thank you for taking the time once again and listening to my problems. I thank you for all consideration given.

Sincerely yours,

Angela C. Williams
Angela C. Williams

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 23, 1981

Congressman Clarence D. Long
Congress of the United States
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

RE: Stewart P. Jung, Sr., et ux
82-59-A

Dear Mr. Long:

On September 16, 1981, a public hearing was held on the petitioner's request for a variance from Section 1B02.3C.1 (303.1) of the Baltimore County Zoning Regulations. The petition had been duly advertised and the property posted. At present, the matter is under consideration and an Order will be forthcoming.

At the outset of the hearing, it was noted for the record that my husband was from out-of-state, that we have no relatives in Maryland, and that I had no knowledge of, or acquaintance with, the petitioner.

Inquiries concerning methods used in the sale of property in a tax sale should be addressed to the Baltimore County Office of Finance, Revenue Division, Attention: Fred Gunter. The phone number is 494-2414.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

cc: Ms. Angela C. Williams
811 Hyde Park Road
Baltimore, Maryland 21221

8/17/81
JLH

9-9-81

Mr. William Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Ave
Towson, Md 21204

Mr. Hammond:

STEWART P. JUNG, SR., et ux

I'm writing to you bitterly opposed, and very disturbed about the proposed zoning ordinance change in Case number 82-59A. I believe that such a change would not be to the best interest of the community at large and would set a precedent. I know this change, if granted, will cause a greater uproar, than the petition signed.

I personally believe that granting this will show beyond the shadow of a

(2)

doubt to me that County of Baltimore does in fact discriminate against blacks.

Every home owner, neighboring this site, happens to be a black one which has been forced to set their home anywhere from 40 feet to 75 feet back for a front, 30 feet, 40 feet, for a rear yard set back and 10 feet or more for a side yard.

I don't see how Baltimore County Zoning Commission could even consider granting such a request as this. I don't see a community being destroyed with possible over population because of one person's greed to make a mighty dollar off a piece of land this small.

I don't like the idea

(3)

of someone living up on top of me. If we the community of Hyde Park desired such closeness we could move in to Baltimore City and live. I moved here because it was a nice quiet community with the characteristics of a small town which would surely be destroyed by this change.

What disturbs me more than anything is the fact that it appears that Baltimore County believes it can do any and everything that it desires to blacks, but not so. I will not stand and let my rights be battered to and fro. I want equal treatment. If I had to place my home 40 feet back for a front

(4)

Mr. Jung should be forced as back of us were.

I say discontinue this change now.

I intend to contact my congressman on this matter also.

I hope I've expressed my feelings clearly and with out hold back for I truly mean as I say and believe as I've stated.

Ms. Angela C. Williams
811 Hyde Park Rd.
Baltimore, Md 21221
(301) 391-2459

Goodwood Improvement Assoc. Inc.
President, Rev. Willie Chambers
Secretary, Mildred Brooks
1325 Maple Avenue
Baltimore, Maryland 21221
(301) 686-6301
August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case # 82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Names	Petition	Address
1) Angela C. Williams		811 Hyde Park Rd #21
2) A. Scrimm		1440 Maple Ave #21
3) Rogers & Einfeld		1440 Maple Ave #22
4) Charles Phillips		1440 Maple Ave #23
5) Caroline McKnight		1401 Maple Ave. #21
6) Charles R. Dodd		1425 N. 3rd St. #2
7) Mildred Brooks		" " " "
8) Wendell Davis		1441 Maple Ave. #1221
9) Rev. Willie L. Chambers		1325 Maple Ave #1221
10) Mr. Gordon Davis Jr		717 Hyde Park Rd #1221

(over)

(2) cont.

11. Mr. Randy Mansfield 717 Hyde Park Rd 21221
12. Miss Lillian Davis 715 Hyde Park Rd 21221
13. Mrs. Marlene Sinton 1324 Maple Ave. 21221
14. Joseph A. Sinton Jr 1324 Maple Ave. 21221
15. Harnell Hawthorne 1321 Maple Ave. 21221
16. Howard B. Hild Jr 1322 Maple Ave 21221
17. Barbara H. Hill 1322 Maple Ave 21221
18. Brooker T. Lyons 1317 Maple Ave 21221
19. Rudy Lyons 1317 Maple Ave 21221
20. Steve Lyons 1317 Maple Ave 21221
21. Rufus Lyne 1313 Maple Ave 21221
22. Donald Lyne 1313 Maple Ave 21221
23. Thomas Lyne 1313 Maple Ave 21221
24. Walter Lyne 1309 Maple Ave 21221
25. Joan E. Lyne 1309 Maple Ave 21221
26. Jason Johnson 1420 Maple Ave 21221
27. Lawrence P. Johnson 1420 Maple Ave 21221
28. Elizabeth Johnson 1420 Maple Ave 21221
29. William Lyne 1428 Maple Ave 21221
30. Anna P. Lyne 1428 Maple Ave 21221
31. Alice Lyne 814 Cedar Ave 21221
32. Leona Lyne 506 Cedar Ave 21221
33. Leona Lyne 506 Cedar Ave 21221
34. Leona Lyne 1428 Maple Ave 21221
35. Leona Lyne 1315 Maple Ave 21221

Name Cent. Address

36. Thomas Persons 1315 Goodwood Ave. 21221
 37. C. R. Brown 1314 Goodwood Ave. 21221
 38. F. Small 1309 Goodwood Ave. 21221
 39. Harry J. Peterson 1306 Goodwood Ave. 21221
 40. Lucina Peterson
 41. Ella Krotter 1322 Goodwood Ave. 21221
 42. Rev. Chester L. Krotter
 43. Barbara James 1322 Goodwood Ave. 21221
 44. Marie Irvine 1414 Maple Ave. 21221
 45. Dorothy Elliott 1419 Maple Ave. 21221
 46. Edward Elliott 1419 Maple Ave.
 48. Gordon Elliott 1417 Maple Ave. 21221
 49. William S. Gray 909 Maple Ave. 21221
 50. Eleanor Copfield 1440 Maple Ave. 21221
 51. Donald Allen 1435 Goodwood Ave. 21221
 52. Tricia Williams 1417 Goodwood Ave. 21221
 53. Mrs. Rona Thompson 1430 Goodwood Ave. 21221
 54. Mr. D. J. J. J. J. 1421 Maple Ave. 21221
 55. Mrs. Alon J. J. 1421 Maple Ave. 21221
 56. Mrs. L. L. L. 1442 Maple Ave. 21221
 57. L. L. L. 1442 Maple Ave. 21221
 58. L. L. L. 1409 Maple Ave. 21221
 59. L. L. L. 1409 Maple Ave. 21221

60. Adell [unclear] 1409 Maple Ave. 21221
 61. Melvin [unclear] 1424 Maple Ave. 21221
 62. Mildred Claiborne 1424 Maple Ave. 21221
 63. Mrs. Small 909 Maple Ave. 21221
 64. Mr. Ralph Davis 1401 Maple Ave. 21221
 65. James Jackson 1816 Hyde Park 21221
 66. Vernon S. Lynch 1317 Goodwood Ave. 21221
 67. Willie F. [unclear] 1316 Goodwood Ave. 21221
 68. Alcy Barnes 1309 Maple Ave. 21221
 69. Clementine Lynch 1317 Goodwood Ave. 21221

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 August 04, 1981

Mrs. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Willie S. Chambers
 Rev. Willie Chambers, President

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Vernon S. Lynch
 1317 Goodwood Ave
 Baltimore, Md. 21221

August 04, 1981

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Alcy Barnes
 1309 Maple Ave. 21221

August 04, 1981

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Clementine Lynch
 1317 Goodwood Ave
 Baltimore, Md. 21221

August 04, 1981

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Willie S. Chambers
 1309 Maple Ave. 21221

Mr. William E. Hammond
 Zoning Commissioner
 Baltimore County Office Bldg.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Charles F. [unclear]
 1409 Maple Ave

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Nettie V. Barnes

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Frederick S. Bone

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Earl K. Bone

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Anna R. Bone

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

William Carter

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Melvin C. Bone

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Mildred Claiborne

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Eleanor C. Bone

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Miss Nellie Davis

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Mr. Oswald Davis Jr.

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

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Case #82-59A

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Sincerely yours,

Mr. R. J. Davis

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Armed C. Elliott

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Dorothy Elliott

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Gordon Elliott

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Joseph E. Feltton Jr.

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Marlene Feltton

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Ms. Barbara A. Hill

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Edward W. Hill Jr.

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Barbara Irvine

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Maria Irvine

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Lawrence R. Johnson

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Susan Johnson

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Ella Knoth

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Rev. Chester L. Kutt

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Booby Lyon

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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August 04, 1931

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Booby Lyon

August 04, 1931

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Towson, Maryland 21204

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Booby Lyon

August 04, 1931

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Baltimore County Office Bldg.
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Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Mary D. Parnell

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Mary D. Parnell

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

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Sincerely yours,

Mary D. Parnell

August 04, 1931

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

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Case #82-59A

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Sincerely yours,

Mary D. Parnell

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-551

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Elizabeth Pleasant

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Shirley Lane

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Edith Shannon

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Lilli Mae Shannon

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Wm. Small

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

William L. Small

August 04, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

Case #82-59A

We the members of the Goodwood Improvement Association and neighbors, are opposed to the rezoning of the case #82-59A, as it will set a precedent of spot zoning. It also creates potential over population of the area and a safety hazard.

Sincerely yours,

Edith Shannon

August 04, 1981

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Frances Thompson

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Tracie Wilkins

August 04, 1931

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Shirley Wilky

August 04, 1931

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Leona Wilky

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Alma Jacobson

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Sincerely yours,

Mrs. Phyllis Younger

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